

SUMMER BROOK UNIT THREE

BEING A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 56 PAGE 87
PAGE 1 OF 4 PAGES

CAPTION:

A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF LOT 40, SUMMER BROOK UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 56, PAGES 33 AND 33A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°47'21" WEST, ALONG THE EASTERLY LINE OF "LANDMARK" MIDDLE SCHOOL, AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6571, PAGE 743, 687.59 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 89°47'50" WEST, ALONG A NORTHERLY LINE OF LAST SAID LANDS, 932.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KERMAN BOULEVARD NORTH, A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 00°49'58" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE SOUTHWESTERLY PLAT BOUNDARY CORNER OF CARRINGTON PLACE UNIT TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 83 AND 83A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°47'50" EAST, ALONG THE SOUTHERLY PLAT BOUNDARY OF SAID CARRINGTON PLACE UNIT TWO AND ALONG THE SOUTHERLY PLAT BOUNDARY OF VILLAS AT CROSS CREEK UNIT SIX, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 49, PAGES 22 THROUGH 22D OF THE PUBLIC RECORDS OF SAID COUNTY AND ALONG THE SOUTHERLY PLAT BOUNDARY OF VILLAS AT CROSS CREEK UNIT FIVE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 33 AND 33A OF THE PUBLIC RECORDS OF SAID COUNTY, 2,077.34 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 48°52'14" WEST, 142.51 FEET; THENCE SOUTH 31°42'59" WEST, 188.96 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 32°20'11" EAST, 65.63 FEET; THENCE SOUTH 06°23'21" EAST, 2.33 FEET; THENCE SOUTH 89°12'39" WEST, 127.13 FEET; THENCE SOUTH 00°47'21" EAST, 50.69 FEET; THENCE SOUTH 19°38'59" WEST, 52.62 FEET; THENCE SOUTH 89°12'39" WEST, 175.49 FEET; THENCE SOUTH 19°17'55" EAST, 32.30 FEET; THENCE SOUTH 46°48'41" WEST, 120.37 FEET; THENCE SOUTH 00°47'21" EAST, 143.21 FEET; THENCE SOUTH 22°27'00" EAST, 176.77 FEET; THENCE SOUTH 04°08'23" EAST, 67.61 FEET TO THE NORTHERLY PLAT BOUNDARY LINE OF SAID SUMMER BROOK UNIT ONE; THENCE THE FOLLOWING (9) COURSES ALONG SAID NORTHERLY PLAT BOUNDARY LINE: COURSE (1) - SOUTH 89°12'39" WEST, 179.20 FEET; COURSE (2) - NORTH 00°47'21" WEST, 92.97 FEET; COURSE (3) - SOUTH 89°12'39" WEST, 50.00 FEET; COURSE (4) - SOUTH 00°47'21" EAST, 11.18 FEET; COURSE (5) - SOUTH 89°12'39" WEST, 125.00 FEET; COURSE (6) - NORTH 13°16'37" WEST, 61.45 FEET; COURSE (7) - SOUTH 89°12'39" WEST, 24.38 FEET; COURSE (8) - NORTH 64°34'09" WEST, 65.62 FEET; COURSE (9) - SOUTH 89°12'39" WEST, 188.46 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 15.68 ACRES, MORE OR LESS.

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 18th DAY OF Mar., 2004

Glenn E. McGregor
GLENN E. MCGREGOR, PLS

PROFESSIONAL LAND SURVEYOR NO. 4252

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE

THIS 18th DAY OF MARCH, A.D., 2004

John M. Westlake
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 2004092013

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 56 PAGES 87, 87A, 87B, 87C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF march, A.D., 2004

Jim Fuller
CLERK: JIM FULLER

Robin A. Bailey
DEPUTY CLERK

FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0233, SUFFIX E, DATED AUGUST 15, 1989.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT SPRING BROOK JOINT VENTURE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SUMMER BROOK UNIT THREE, AND THAT BANK OF AMERICA, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT ANY PRIVATE DRAINAGE EASEMENTS AND EXCEPT TRACT "A" (DRAINAGE AREA), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT JEA EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND.

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;

2) THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SUMMER BROOK UNIT THREE, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THOSE EASEMENTS DESIGNATED AS 'JEA-EE' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS 'JEA-E.' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF THE ABOVE NAMED SPRINGBROOK JOINT VENTURE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF March, A.D., 2004
SPRING BROOK JOINT VENTURE, LLP,
A FLORIDA LIMITED LIABILITY PARTNERSHIP

WITNESS: Sharon A. Hudson

Gregory E. Matovina

GREGORY E. MATOVINA, MANAGING PARTNER OF
SPRING BROOK JOINT VENTURE, LLP,
A FLORIDA LIMITED LIABILITY PARTNERSHIP

WITNESS: Sandra Doughton

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, A.D., 2004 BY GREGORY E. MATOVINA, MANAGING PARTNER OF SPRING BROOK JOINT VENTURE, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hudson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

WITNESS: Sharon A. Hudson

G. Ross McWilliams
G. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A.
A NATIONAL BANKING ASSOCIATION

WITNESS: Sandra Doughton

STATE OF FLORIDA
COUNTY OF DUVAL

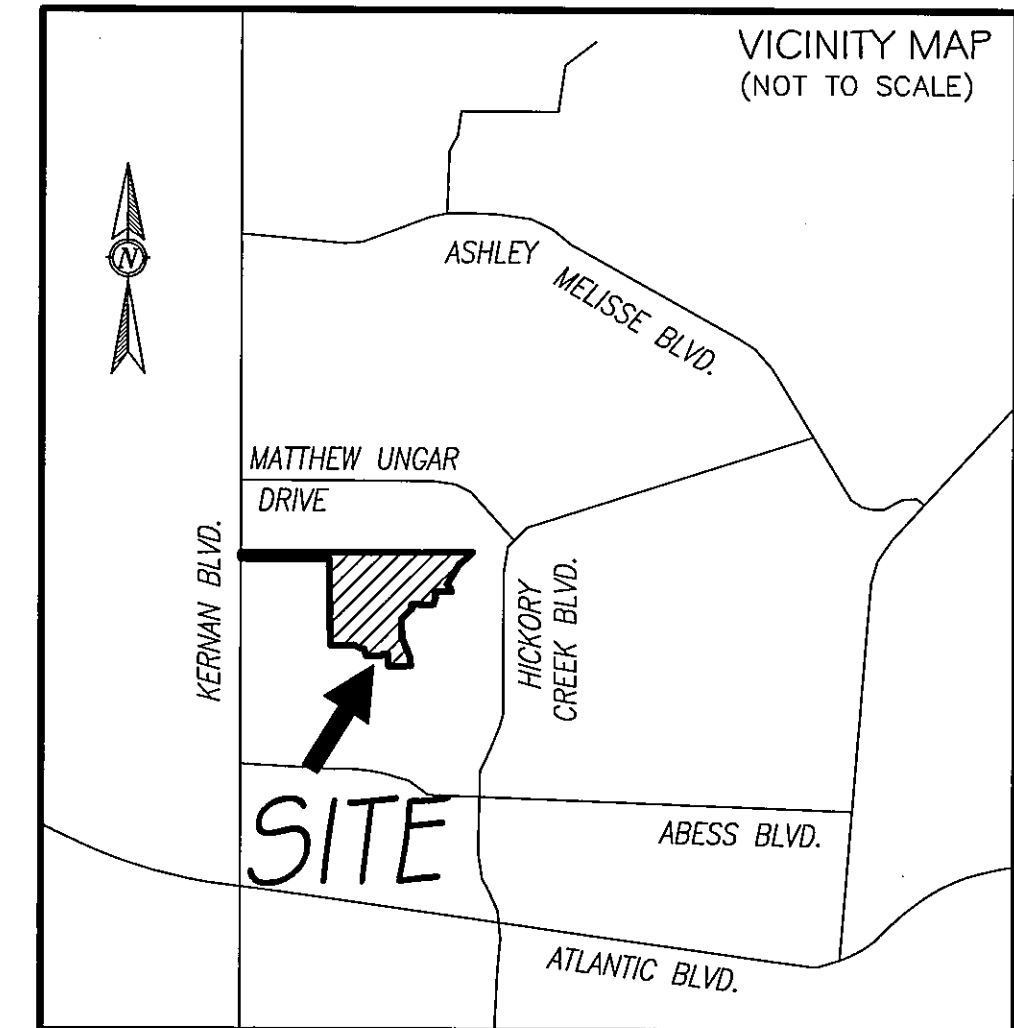
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, A.D., 2004 BY G. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hudson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sharon A. Hudson
NOTARY (PLEASE PRINT)

Sharon A. Hudson
MY COMMISSION # DD 288213
Expires: Dec 11, 2007

MY COMMISSION EXPIRES:



NOTICE:

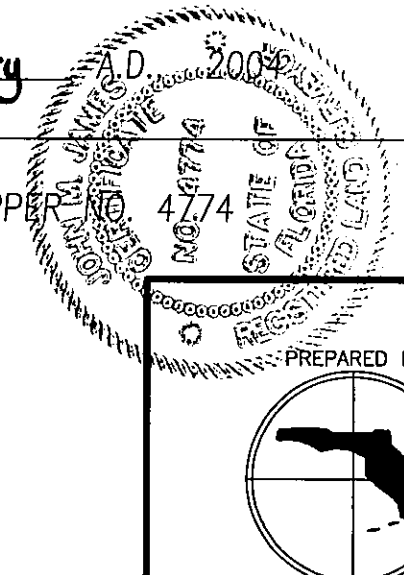
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 24th DAY OF February, A.D., 2004

John M. James
JOHN M. JAMES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.

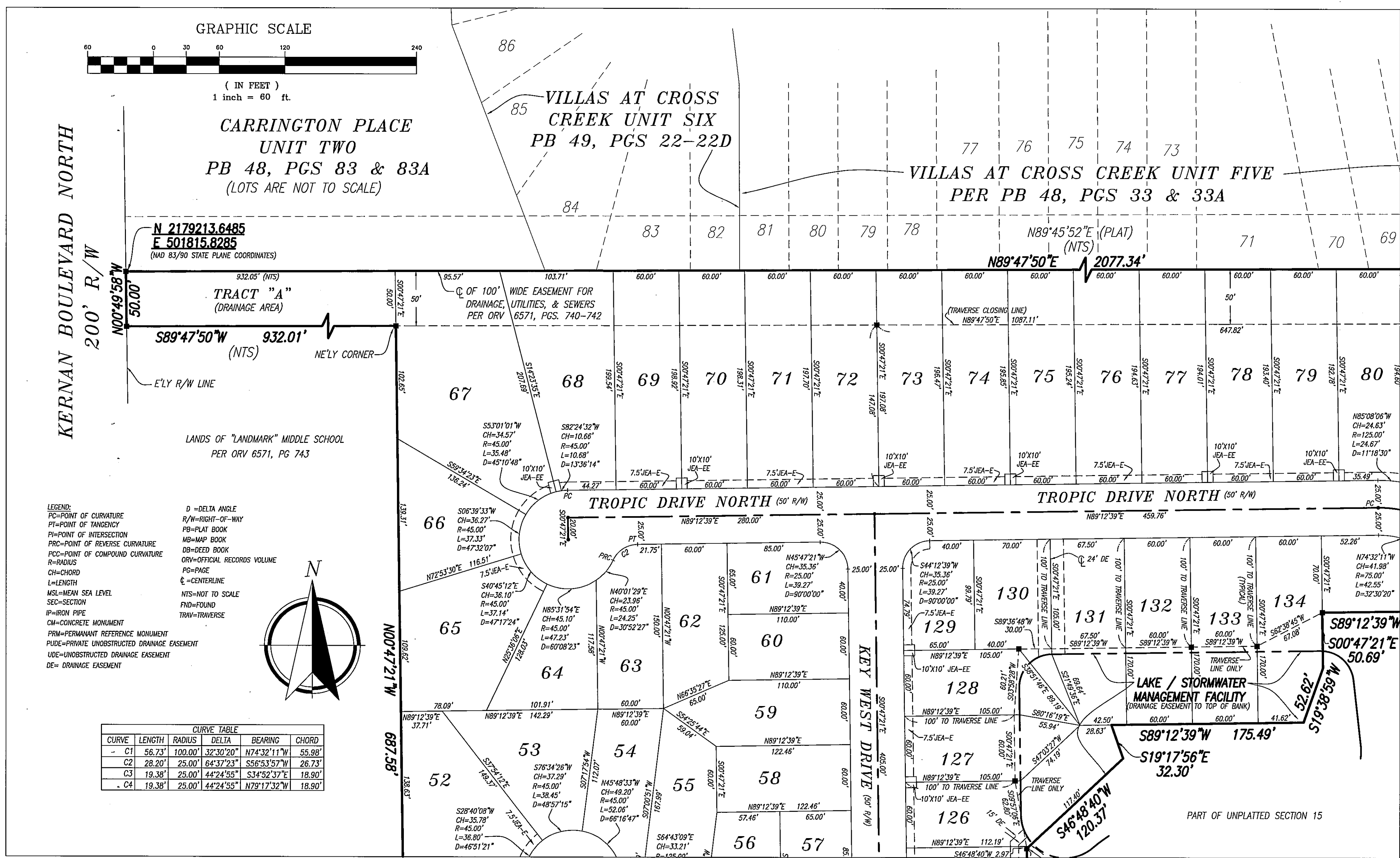


PREPARED BY:
Privett & Assoc. of Florida, Inc.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 745-7658 LB NO.4622

PSD. 2001-013
CD. NO. 5089.6

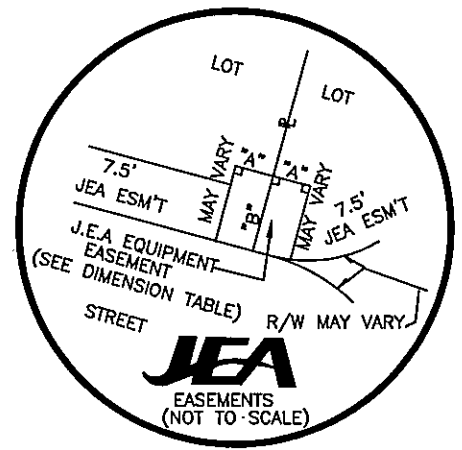
SUMMER BROOK UNIT THREE

BEING A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



LEGEND:
PC=POINT OF CURVATURE
PT=POINT OF TANGENCY
PI=POINT OF INTERSECTION
PRC=POINT OF REVERSE CURVATURE
PCC=POINT OF COMPOUND CURVATURE
R=RADIUS
CH=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
SEC=SECTION
IP=IRON PIPE
CM=CONCRETE MONUMENT
PRM=PERMANENT REFERENCE MONUMENT
PUE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
UDE=UNOBSTRUCTED DRAINAGE EASEMENT
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PB=PLAT BOOK
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ORV=OFFICIAL RECORDS VOLUME
PG=PAGE
CL=CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	56.73'	100.00'	32°30'20"	N74°32'11"W
C2	28.20'	25.00'	64°37'23"	S56°53'57"W
C3	19.38'	25.00'	44°24'55"	S34°52'37"E
C4	19.38'	25.00'	44°24'55"	N79°17'32"W



DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA
"B"	10' TYPICAL 10'X10' JEA
"C"	10' TYPICAL 10'X20' JEA
"D"	10' TYPICAL 10'X15' JEA
"E"	15' TYPICAL 10'X15' JEA

JEA NOTES:
CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
JEA-EE DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
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SEE PAGE 3 OF 4

GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES
- DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

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THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

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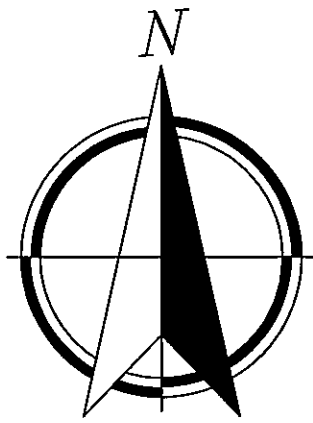
PREPARED BY:
PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB NO.4622

SEE PAGE 4 OF 4

SUMMER BROOK UNIT THREE

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SEE PAGE 2 OF 4



LANDS OF "LANDMARK" MIDDLE SCHOOL
PER ORV 6571, PG 743

POINT OF BEGINNING
(NW CORNER OF LOT 40, SUMMER BROOK
UNIT ONE PER PB 56, PGS 33 & 33A)

LANDS OF "LANDMARK" MIDDLE SCHOOL
PER ORV 6571, PG 743

SUMMER BROOK UNIT ONE
PER PB 56, PGS 33 & 33A

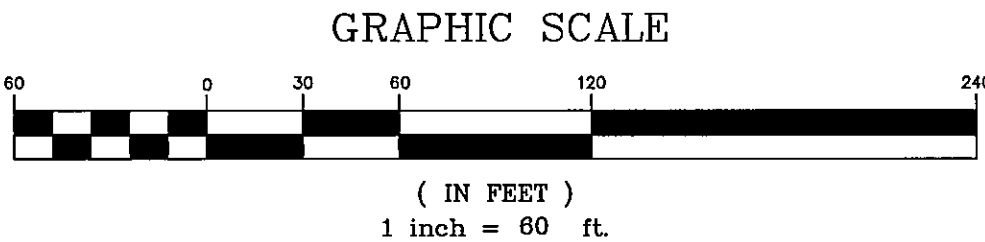
SEA BISCUIT COURT
(50' R/W)

KEY WEST DRIVE (50' R/W)

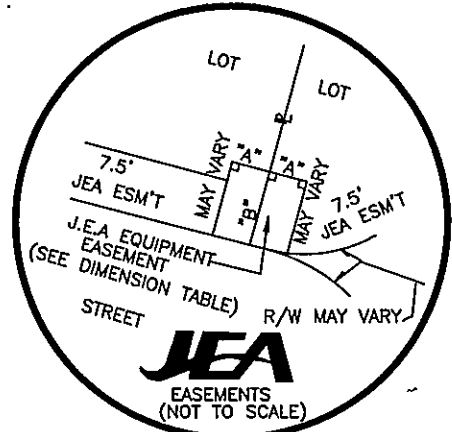
KEY WEST DRIVE (50' R/W)

SEE PAGE 4
OF 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
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"B"	10' EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'X20' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'X10' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	5' TYPICAL 10'X15' JEA
"B"	115' EQUIPMENT EASEMENT

JEA NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

JEA-EE DENOTES JEA EQUIPMENT EASEMENT.

THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

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GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES
- DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"
- DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"
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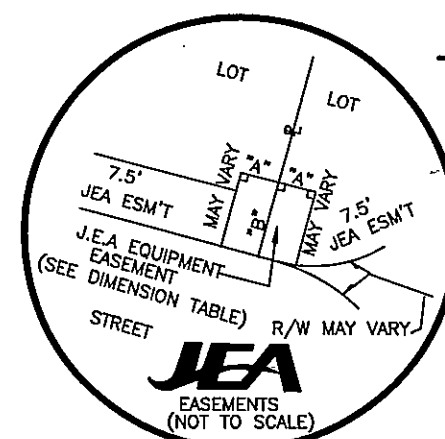
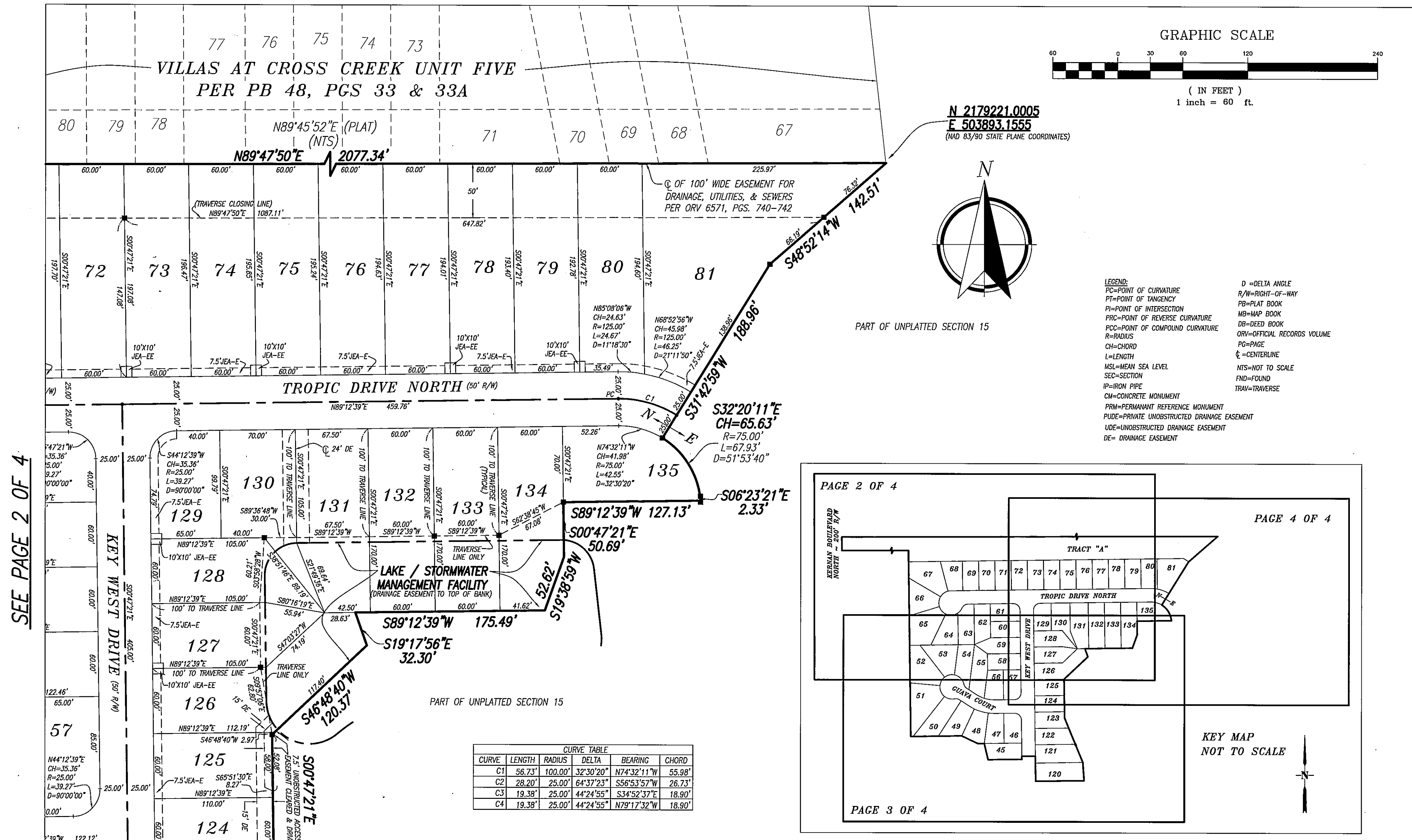
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PLAT BOOK 56 PAGE 87C
PAGE 4 OF 4 PAGES



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THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT SUCH ITEMS.

GENERAL NOTES AND LEGEND

1) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES

2) □ DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"

3) ■ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622"

● DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"

4) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

PSD. 2001-013
CD. NO. 5089.6

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